075.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,800 / 989,800
					USE VALUE:	989,800 / 989,800
					ASSESSED:	989,800 / 989,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN MAUREEN A &
Owner 2:	JOHNSON DAVID
Owner 3:	
Street 1:	43 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	QUINN MAUREEN A & -
Owner 2:	JOHNSON DAVID -
Street 1:	43 ROBIN HOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,951 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2003, having primarily Clapboard Exterior and 1840 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6951.000	538,300	11,500	440,000	989,800
Total Card	0.160	538,300	11,500	440,000	989,800
Total Parcel	0.160	538,300	11,500	440,000	989,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.93 | /Parcel: 537.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	47693
GIS Ref	
GIS Ref	
Insp Date	10/29/18

!6294!

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,100	11500	6,951.	440,000	989,600	989,600	Year End Roll	12/18/2019
2019	101	FV	413,400	11800	6,951.	440,000	865,200	865,200	Year End Roll	1/3/2019
2018	101	FV	413,400	11800	6,951.	377,100	802,300	802,300	Year End Roll	12/20/2017
2017	101	FV	413,400	11800	6,951.	352,000	777,200	777,200	Year End Roll	1/3/2017
2016	101	FV	413,400	11800	6,951.	301,700	726,900	726,900	Year End	1/4/2016
2015	101	FV	404,600	12100	6,951.	270,300	687,000	687,000	Year End Roll	12/11/2014
2014	101	FV	404,600	12100	6,951.	250,200	666,900	666,900	Year End Roll	12/16/2013
2013	101	FV	404,600	12100	6,951.	238,500	655,200	655,200		12/13/2012

PRINT

Date	Time
12/10/20	21:05:19

LAST REV

Date	Time
07/23/19	11:16:10
apro	
6294	

USER DEFINED

Prior Id # 1:	47693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN MAUREEN A	41768-239		1/12/2004	Family	1	No	No		
CARNEY JOHN	41610-609		12/15/2003		627,000	No	No		
DOLAN DAVID D &	39370-390		5/29/2003	Change>Sale	400,000	No	No		
MC MILLAN WILLI	37855-068		1/30/2003	Portion-Asst	1,100,000	No	No		PRICE INCLUDES 3 PARCELS
	11369-105		8/2/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2015	1907	Re-Roof	7,200					
3/1/2012	180	Redo Bat	13,500	C				partial remodel tw
10/24/2007	974	Manual	12,000					mudroom
8/15/2007	695	Porch	22,250					
12/22/2005	1159	Manual	2,000			G7	GR FY07	GAR TO FLA
6/4/2003	434	New Buil	100,000	C		G5	GR FY05	MODULAR COLONIAL S

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BR	B Rossignol
6/12/2009	Measured	189	PATRIOT
4/20/2005	Fieldrev-N/C	BR	B Rossignol
6/12/2004	MLS	HC	Helen Chinal
10/19/2003	Inspected	BR	B Rossignol
10/20/1999	Meas/Inspect	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6951		Sq. Ft.	Site		0	70.	0.90	4									439,971						440,000	

Total AC/HA: 0.15957 | Total SF/SM: 6951 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,971 | Spl Credit | Total: 440,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22065210
Const Adj.:	1.01989794
Adj $ / SQ:	155.618
Other Features:	114646
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546482
Depreciation:	8197
Depreciated Total:	538284

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

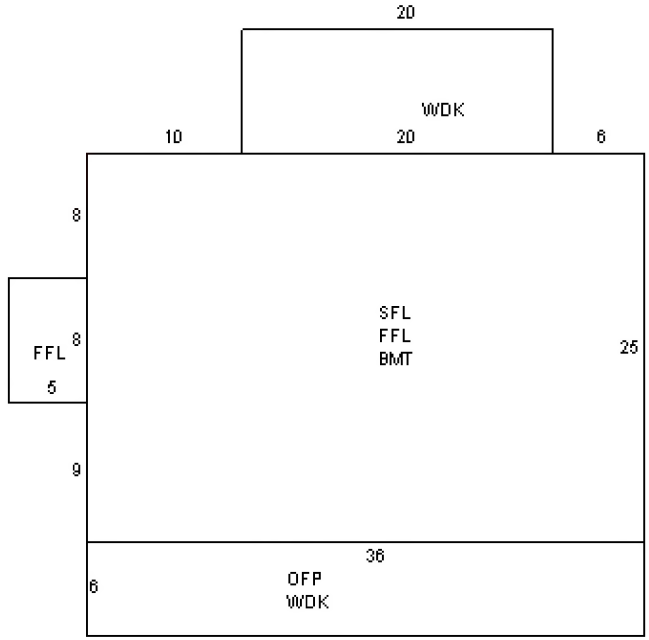
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.30
Special Features:	0	Val/Su Net:	161.55
Final Total:	538300	Val/Su SzAd	292.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	940	155.620	146,281
BMT	Basement	900	46.690	42,017
SFL	Second Floor	900	155.620	140,056
WDK	Deck	376	8.830	3,321
OFP	Open Porch	216	24.620	5,318

Net Sketched Area: 3,332 | Total: 336,993

Size Ad 1840 | Gross Are 3332 | FinArea 1840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	V	GD	2003	31.88	T	9.6	101			11,500			11,500

More: N | Total Yard Items: 11,500 | Total Special Featues: | Total: 11,500

IMAGE

AssessPro Patriot Properties, Inc